058.0	0007	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	881,000 / 881,000
					USE VALUE:	881,000 / 881,000
					ASSESSED:	881,000 / 881,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	-23	LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERRY JOSEPH S & MARY L
Owner 2:	TRS/PERRY 2008 TRUST
Owner 3:	
Street 1:	21 LOWELL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PERRY JOSEPH S & MARY L -
Owner 2:	-
Street 1:	21 LOWELL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .091 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Wood Shingle Exterior and 2803 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3945.000	504,200		376,800	881,000
Total Card	0.091	504,200		376,800	881,000
Total Parcel	0.091	504,200		376,800	881,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.36 /Parcel: 314.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38685

GIS Ref

GIS Ref

Insp Date 10/24/18

!4987!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	504,200	0	3,945.	376,800	881,000		Year end	12/23/2021
2021	104	FV	482,200	0	3,945.	376,800	859,000		Year End Roll	12/10/2020
2020	104	FV	482,400	0	3,945.	376,800	859,200	859,200	Year End Roll	12/18/2019
2019	104	FV	380,600	0	3,945.	376,800	757,400	757,400	Year End Roll	1/3/2019
2018	104	FV	380,600	0	3,945.	253,000	633,600	633,600	Year End Roll	12/20/2017
2017	104	FV	358,300	0	3,945.	242,300	600,600	600,600	Year End Roll	1/3/2017
2016	104	FV	358,300	0	3,945.	220,700	579,000	579,000	Year End	1/4/2016
2015	104	FV	321,600	0	3,945.	177,700	499,300	499,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:28:35

LAST REV

Date	Time
04/16/19	14:21:30
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 4987

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRY JOSEPH S	50966-513		3/31/2008	Family	99	No	No		
	11154-38		7/1/1966			No	No		N

USER DEFINED

Prior Id # 1:	38685
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2013	91	Manual	26,920	C				
12/5/2012	1598	Re-Roof	18,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/24/2018	MEAS&NOTICE	CC	Chris C
5/16/2013	Info Fm Prmt	EMK	Ellen K
5/14/2013	Info Fm Prmt	EMK	Ellen K
2/6/2009	Meas/Inspect	189	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3945		Sq. Ft.	Site		0	70.	1.36	11									376,845						376,800	

Total AC/HA:	0.09056	Total SF/SM:	3945	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	376,845	Spl Credit		Total:	376,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PEACH		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12169814
Const Adj.:	0.98990101
Adj $ / SQ:	199.867
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	685022
Depreciation:	180846
Depreciated Total:	504176

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

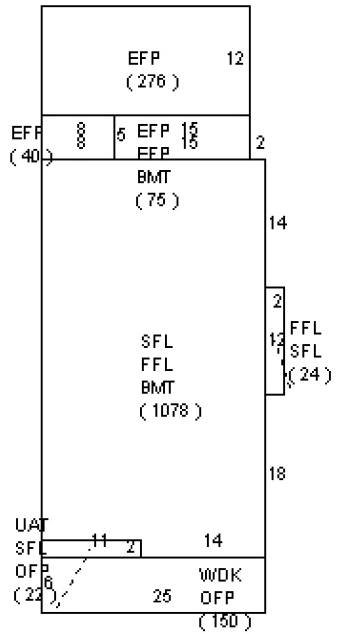
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	199.87
Special Features:	0	Val/Su Net:	120.82
Final Total:	504200	Val/Su SzAd	226.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,153	79.450	91,602
SFL	Second Floor	1,124	199.870	224,650
FFL	First Floor	1,102	199.870	220,253
EFP	Enclos Porch	466	32.730	15,254
OFP	Open Porch	172	25.830	4,443
WDK	Deck	150	12.540	1,881
UAT	Upper Attic	6	79.950	440
	Net Sketched Area:	4,173	Total:	558,523
Size Ad	2226	Gross Area	4189	FinArea 2803

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

058.0-0007-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	